
23-3C-4080 Residential Multi-Unit 2 (RM2) Zone

- (A) **Purpose.** Residential Multi-Unit 2 (RM2) zone is intended as a transition between low to medium-intensity residential zones and higher-intensity zones. This zone requires private frontages.
- (B) **Requirements.** A lot zoned Residential Multi-Unit 2 shall comply with the requirements of this subsection, which are established in the following tables:
- (1) Table (A) (Lot Size and Intensity);
 - (2) Table (B) (Building Placement);
 - (3) Table (C) (Building Form);
 - (4) Table (D) (Height);
 - (5) Table (E) (Encroachments);
 - (6) Table (F) (Parking);
 - (7) Table (G) (Private Frontages); and
 - (8) Table (H) (Impervious Cover).



RM2

Table 23-3C-4080(A) Lot Size and Intensity						
(1) Allowed Use	Lot				Building	
	Dwelling Units per Acre Maximum		Width (min.)	Area (min.)	FAR Maximum	
	Base Standard	Bonus ¹			Base Standard	Bonus ¹
Multi-Family	24	+36	50'	5,000 sf	0.8 FAR	Unlimited FAR
Live/Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0 FAR

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-4080(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	10'	5'	5'	5'

(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).

(2) Compatibility Setbacks	Front	Side St.	Side	Rear
Lots ≤ 75' wide	10'	5'	15'	30'
Lots > 75' wide	10'	5'	20'	30'

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned R3 or more restrictive; or is adjacent to a property zoned R3 or more restrictive, then minimum setbacks shall be provided along the alley or shared lot line that comply with this subsection.

(b) Where a compatibility setback along a side or rear lot line, a landscape buffer shall be provided that complies with Section 23-3D-3080 (Intermittent Visual Obstruction Buffer).

(c) A project providing on-site, income-restricted affordable units as part of an Affordable Housing Bonus or Incentive Program, per Article 23-4E (Affordable Housing), is not subject to the compatibility setback.

Table 23-3C-4080(C) Building Form	
(1) Overall Building Envelope	
Width (maximum)	100'

Table 23-3C-4080(D) Height

(1) All Buildings	Base Standard	Bonus ¹
Overall (maximum)	40'	+25'

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

(2) Compatibility Height Stepback Distance from the lot line of the triggering property: Overall height shall not exceed:

≤ 50'	35'
> 50' and ≤ 100'	45'
> 100'	Set by zone standards

- (a) Where a building height stepback is required, the overall height of buildings shall comply with this subsection.
- (b) Building height stepbacks are required where a portion of a building is located:
 - i. Across an alley, less than 20 feet in width, from a property zoned R3 or more restrictive;
 - ii. Across a right-of-way, less than 60 feet in width, from a property zoned R3 or more restrictive; or
 - iii. Adjacent to a property zoned R3 or more restrictive.
- (c) A project providing on-site, income-restricted affordable units as part of an Affordable Housing Bonus or Incentive Program, per Article 23-4E (Affordable Housing), is not subject to the compatibility stepback.

Table 23-3C-4080(E) Encroachments

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Private Frontage ^{1,2,3}	8'	3'	—	—
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ^{1,2,3}	—	—	3'	3'

¹ The maximum height of a porch, stoop, or uncovered step is 3 feet.

² A porch encroaching into a required setback is limited to 1-story.

³ An engaged porch is not permitted to project into a required setback.

(2) Height Encroachments

- (a) See Section 23-3D-10050 (Encroachments Above Maximum Height) for additional standards.

Table 23-3C-4080(F) Parking

(1) Parking Requirements

- (a) See Section 23-3C-4040 (Parking Requirements) for standards.

Table 23-3C-4080(G) Private Frontages			
(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-3D-5040
Porch: Engaged	A	A	23-3D-5050
Dooryard	A	A	23-3D-5060
Lightwell ¹	A	A	23-3D-5090

¹ Allowed only when necessary to accommodate grade change.

(a) One Private Frontage is required for each street-facing façade with an entryway.

Table 23-3C-4080(H) Impervious Cover	
(1) Impervious Cover	% (max.)
Impervious Cover	60%

(a) See Division 23-4D-3 (Impervious Cover) for additional standards.